



PLANNING COMMISSION AGENDA REPORT

III. 5

MEETING DATE: MARCH 27, 2006

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-07
3195 RED HILL AVENUE, SUITE J

DATE: MARCH 16, 2006

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

The applicant is requesting approval of a conditional use permit to establish a fitness center in an industrial condominium, with a minor conditional use permit to deviate from shared parking requirements due to offset hours of operation.

APPLICANT

Anthony K. and Jeannie S. Fung are the property owners and applicants.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 3195 J Red Hill Ave. Application: PA-06-07

Request: Conditional use permit to establish a fitness center in an industrial condominium, with a minor conditional use permit to deviate from shared parking requirements due to offset hours of operation.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>MP (Industrial Park)</u>	North:	<u>Surrounding properties</u>
General Plan:	<u>Industrial Park</u>	South:	<u>are all MP (Industrial Park)</u>
Lot Dimensions:	<u>Airspace condo</u>	East:	<u>zoned and</u>
Lot Area (Condo):	<u>8,380 sq.ft.</u>	West:	<u>developed.</u>
Existing Dev.:	<u>Industrial/office condominiums (PM-05-109).</u>		

DEVELOPMENT STANDARD COMPARISON (EXISTING BUILDING)

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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Parking:		
Standard	399	N/A
Handicapped	9	N/A
TOTAL:	408 spaces*	366 spaces**

* Total spaces required with a fitness center at 10 spaces/1,000 sq.ft.

** See staff report discussion.

CEQA Status: Exempt (Class 1)

Final Action: Planning Commission

BACKGROUND

The subject industrial condominium is located within one of four buildings at the southwest corner of Pullman Street and Red Hill Avenue (Red Hill Business Park), and is zoned MP (Industrial Park). The industrial/office complex is surrounded by industrially zoned and developed properties on all sides.

The applicant proposes to establish a fitness center within an approximately 8,380 square foot suite (suite I). A conditional use permit is required for a physical fitness facility within the MP zone and a minor conditional use permit is required to allow a deviation in shared parking requirements due to unusual operating characteristics.

ANALYSIS

According to the applicant, the facility will be open Monday through Sunday with office hours from noon to 5 p.m., and sports/fitness center from 5 p.m. to midnight on weekdays and all day on Saturdays and Sundays.

It is staff's opinion the proposed fitness center will not negatively impact existing or anticipated uses on and off-site. The use will be conducted entirely within the building and will not create a parking impact on the property. The Zoning Code requires 10 parking spaces per 1,000 square feet of building area for a physical fitness facility, which would result in a parking requirement of 84 spaces for this suite or 408 parking spaces overall; 366 parking spaces are provided on the overall development. However, since the actual daytime (noon to 5 p.m.) use is general office, the 4 spaces per 1,000 square feet parking ratio would apply, resulting in a 357-space requirement for the overall development. Consequently, adequate parking is provided to support the daytime office use. Since the fitness training occurs in the evenings (after 5 p.m.) and on weekends when most other businesses are closed, parking will not be an issue.

GENERAL PLAN CONSISTENCY

The subject site is designated Industrial Park on the General Plan. This designation allows a variety of industrial, compatible office, and support commercial uses. The proposed daytime administrative office use is compatible with other uses within the industrial/office complex. The fitness center is also complementary to the industrial area due to offset hours of operation so as to mitigate parking impacts as well as to provide a service to surrounding industrial/office employees.

Since the existing industrial/office complex is legal, nonconforming with respect to floor area ratio (FAR) and contains a mix of uses, the proposed use will not make the FAR more nonconforming.

ALTERNATIVES

If either part of the application is denied, the physical fitness facility cannot be established on the property.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301.

CONCLUSION

Since the proposed use will be conducted entirely within the building, and the existing parking spaces provided on-site are adequate to accommodate the physical fitness facility based on the offset hours of operation, staff does not anticipate negative impacts on existing and anticipated uses on and off-site.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Zoning/Location Map
 Plans

cc: Deputy City Manager - Dev. Svs. Director
 Senior Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Anthony K. Fung
27076 Ironwood Dr.
Laguna Hills, CA 92653

File: 032706PA0607	Date: 031306	Time: 1:45 p.m.
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RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-07**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by property owners Anthony K. and Jeannie S. Fung, with respect to the real property located at 3195 Red Hill Avenue, Suite I, requesting approval of a conditional use permit to establish a fitness center in an industrial building with a minor conditional use permit to deviate from shared parking requirements due to offset hours of operation; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 27, 2006;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-07 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for PA-06-07 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 27th day of March, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 27, 2006, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development and use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
 5. The cumulative effects of all the planning applications have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the proposed use will be reasonably compatible with the surrounding area. The physical fitness facility is relatively innocuous and will be conducted entirely within the building. Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property because the industrial park designation allows a variety of industrial, compatible office, and support commercial uses. The proposed daytime administrative office use is compatible with other uses within the industrial/office complex. The fitness center is also complementary to the industrial area due to offset hours of operation so as to mitigate parking impacts as well as to provide a service to surrounding industrial/office employees. The fitness center will not make the existing nonconforming development more nonconforming with respect to floor area ratio (FAR).
- C. The request to deviate from required parking based upon unusual operational characteristics complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the deviation will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the parking spaces provided on-site are adequate to accommodate the proposed use based on offset hours of operation.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301.
- E. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng.
1. The conditional and minor conditional use permits herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 3. The use shall be limited to the type of operation described in the staff report, i.e., administrative office use only between noon and 5 p.m. and fitness training between 5 p.m. and midnight during weekdays and all day on weekends. Any change in the operational characteristics including, but not limited to, hours of operation, shall require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 4. If parking shortages or other parking-related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem.
 5. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time.

PLANNING DIVISION - CITY OF CANTON A MESA
DESCRIPTION/JUSTIFICATION

Application #:
Address:

Environmental Determination:

1. Fully describe your request:

We request placing a Sports and Fitness center in this commercial/office building with conditional use restrictions. The facility will have regular office hours from noon to 5pm and complementary use as a Sports and Fitness center from 5pm to 12am and on weekends. During regular office hours, the facility will be used in a normal manner for private consultations and fitness member enrollment. The use of the facility during regular business hours will not require more than the parking spaces currently allotted for the building. From 5pm to 12 am and on weekends, the facility will focus more on fitness training.

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.**

The Sports and Fitness facility is similar to other facilities converted from this type of building in the same general area. The proposed complementary use of the facility will occur after normal business hours and during weekend hours; this will not materially detriment other properties in the same area as they will be closed.

- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.**

N.A.

3. This project is: (check where appropriate)

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature Anthony H. Jung

Date 2/1/2006

January 29, 2006

Ref: Conditional Use Permit for 3195 Redhill Ave. Unit I, Costa Mesa, CA 92626

Dear City of Costa Mesa:

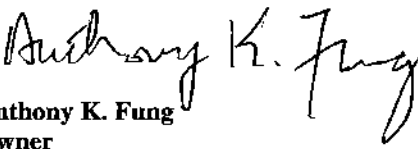
We are requesting a conditional use permit to open a Sports and Fitness center with fitness operating hours from 5pm to 12am. This permit will provide complementary use of the facility located at 31951 Red Hill Avenue, Costa Mesa, CA.

The benefits to the city and the surrounding community are as follows:

1. The center is unique in the way fitness benefits are provided—body exercises are emphasized without the use of weight-bearing equipment such as those provided by LA Fitness, 24-Hour Fitness, and other fitness centers. Once patrons have learned these techniques, they may continue exercising at home or in other places where weight-bearing equipment is not available. The center will provide a place where regular-working people can learn to exercise for relaxation, meditation, and other health benefits. Because equipment is not used, the cost to patrons will be significantly lower than that of regular fitness centers that provide equipment. Reduced costs will further benefit the citizens of Costa Mesa.
2. The Center will provide a place for elder persons to learn exercise techniques without the use of weight-bearing equipment. As people in our city age, this becomes more important to provide better health benefits.
3. The center will also provide a place for children of all ages to take exercise and sport classes that promote the importance of fitness. This is especially crucial during a time when children are becoming more overweight each year. Training children at this age will provide a life long habit of health fitness.
4. The center will further provide indirect revenue to the City of Costa Mesa by attracting patronage from the surrounding cities that visit our facility. Thereafter, they may also visit surrounding juice bars, restaurants, and city attractions.
5. Lastly, the facility will also provide direct revenue to the City of Costa Mesa in the form of permits, license, property taxes, etc.

We sincerely hope the City of Costa Mesa will grant us a Conditional Use Permit to provide this facility to the community.

Yours truly,


Anthony K. Fung
Owner
Redhill Sports & Fitness Center, Inc.

ZONING/LOCATION MAP

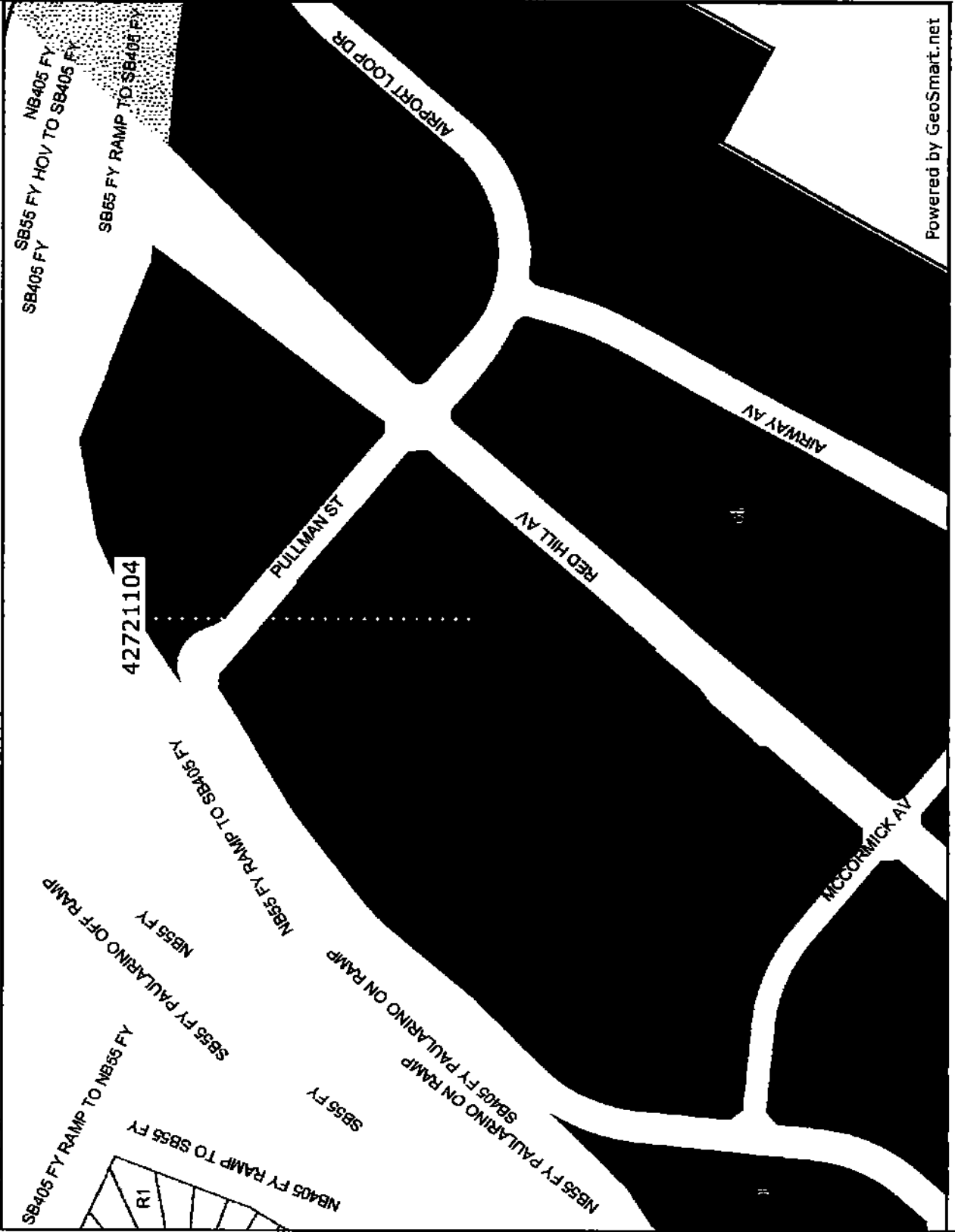
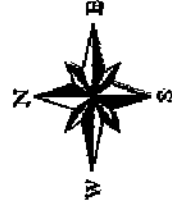
3195 J Red Hill Avenue

Legend

- ☒ Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Zoning

AP	C1	C1-S	C2	CL	EMR	EMR-S	MG	MP	P	POC	POI	PDR-HD	PDR-LD	PDR-MD	PDR-NCN	R1	R2-HD	R2-MD	R3	YC
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Parcels



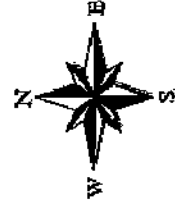
Powered by GeoSmart.net

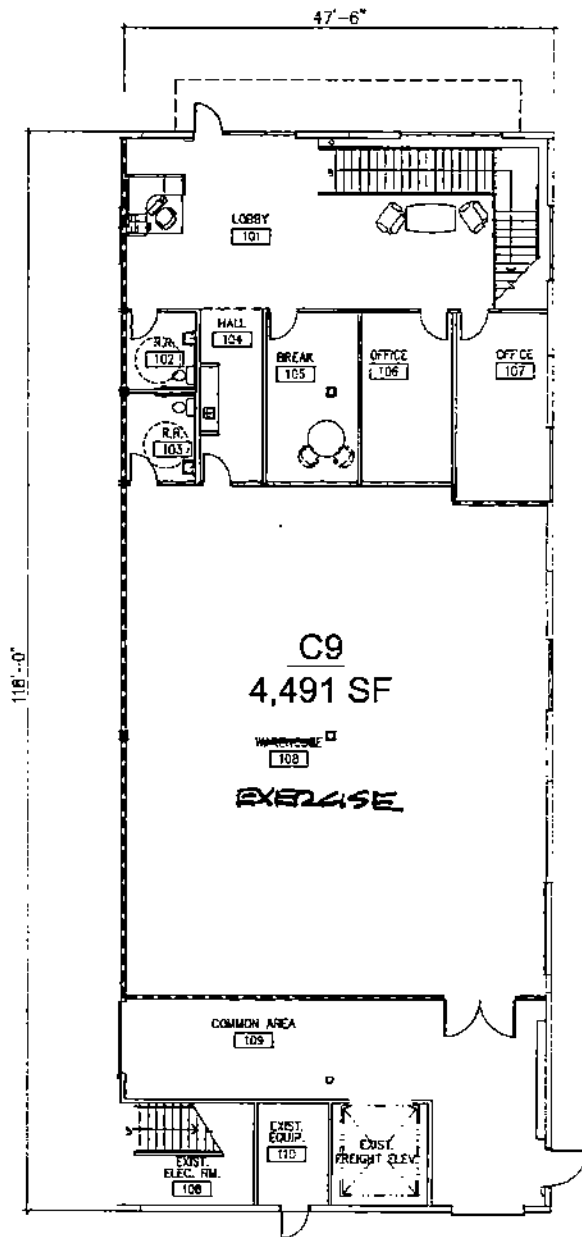
Aerial Photograph

3195 J Red Hill Avenue

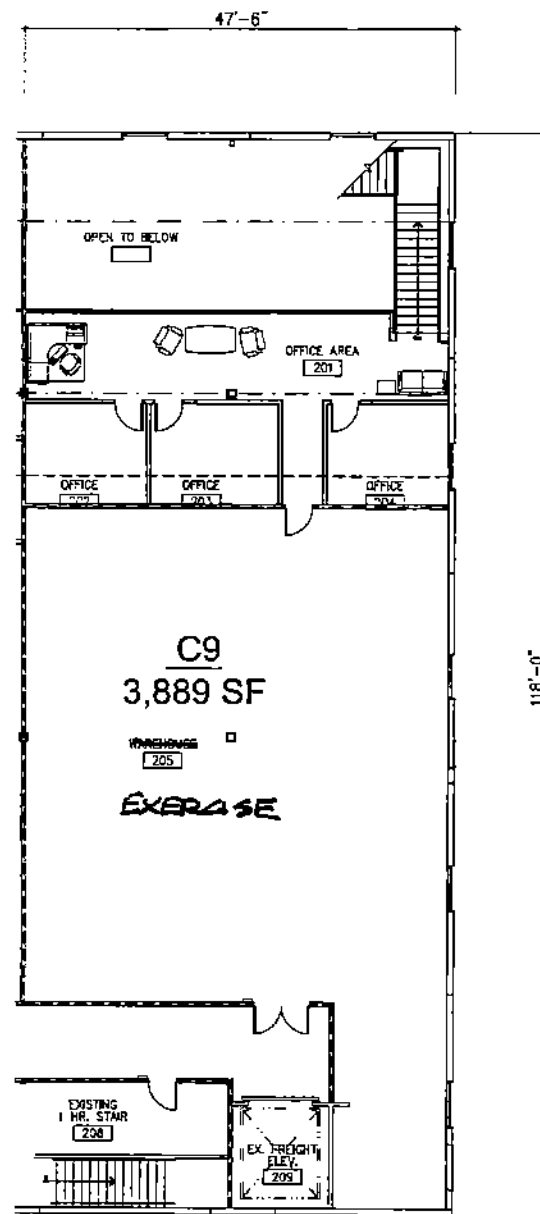
Legend

- ☐ Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels





BUILDING C9 - FIRST FLOOR



BUILDING C9 - SECOND FLOOR

EXERCISE

FLOOR	BUILDING	OFFICE	WAREHOUSE	TOTAL
FIRST	C8	1,025 SF	2,566 SF	4,491 SF
SECOND	C9	989 SF	2,900 SF	3,889 SF
TOTAL GROSS AREA				8,380 SF

3195 REDHILL - UNIT I

BUILDING C9
bkm REDHILL BUSINESS PARK

COSTA MESA, CA



B

PA.06.07
WARE MALCOMB
architecture www.waremalcomb.com
planning p 949.666.9128
interiors

